

4. PROJECT SUMMARY

County: Sierra

Applicant: Sierra County Land Trust

Project Title: Sierra Buttes Appraisal/Acquisitions Program (Packer Saddle Property)

PROJECT GOAL

The proposed project is the purchase of the 204 acre Smailes property on Packer Saddle in the Sierra Buttes/Lakes Basin area of Sierra County.

PROJECT SCOPE

The goal is to preserve the property as public open space with the intent of ensuring protection of its water quality, recreation, scenic, and economic assets. The site is particularly important to convert to public land because it is one of the most heavily used properties in the Sierra Buttes/Lakes Basin Special Treatment Area. Just about every type of activity popular in the Lakes Basin happens on Packer Saddle. It is the gathering point and includes a crucial parking area for mountain bikers using the extremely popular, internationally renowned Downieville Downhill Trail, an important tourist draw and economic asset to Sierra County. It also includes the Sunrise Mountain Bike Trail. The Pacific Crest Trail passes through the site and the trailhead to the Lookout Tower on the top of the Sierra Buttes begins here. Because of its ridge top location and easy road access, the site is used by sightseers, hikers, mountain bikers, and for numerous group activities. Events and classes by the San Francisco State Field Campus and the UC San Francisco Observatory are regularly held here.

The bulk of the proposed budget is for acquisition (\$403,200), with the remainder for administration (3.5%) by Sierra County Land Trust staff plus escrow and closing costs. Total SNC budget is \$423,600. The proposal is for fee title acquisition.

The project is part of a larger project which entails the goal of eventual acquisition of most of the remaining private land in the Sierra Buttes/Lakes Basin. The overall area is recognized as one of the most compelling features of the northern Sierra Nevada. It includes numerous glaciated lakes and ponds in an alpine environment at the headwaters of the North Fork of the Yuba River. To date, we have received a number of State grants, including 2 SNC grants, to assist with the overall acquisition program which have resulted in the purchase of 4 properties and a conservation easement on a fifth property. We are in negotiations on another 844 acres for which we have received funding also. The appraisal for this property was paid for with a Sierra Nevada Conservancy Proposition 84 grant in 2007.

LETTERS OF SUPPORT

We have included letters of support from the Sierra County Board of Supervisors and the Sierra County based, High Sierra Rural Alliance.

SNC PROJECT DELIVERABLES AND SCHEDULE

DETAILED PROJECT DELIVERABLES	TIMELINE
State OK of appraisal	December 31, 2008
Sign grant contract	June 1, 2009
Order acknowledgement signs	July 1, 2009
Open escrow, bill State for acquisition cost	Oct. 15, 2009
Post signage	Oct. 15, 2009
Close escrow	Dec 31, 2009
6 month progress report	Dec. 1, 2009
Project closeout and final report including Performance Measures accounting	June 1, 2010

SNC PROJECT COSTS

PROJECT BUDGET CATEGORIES	TOTAL SNC FUNDING
	\$
Acquisition	\$403,200
Title report/insurance, escrow fees, transfer fees	\$3,000
Administration and consultant costs	\$12,000
Project Performance Measures	\$3,600
Signs	\$1,800
	\$
	\$
	\$
	\$
SNC GRANT TOTAL	\$423,600